

1 The Seabrook Planning and Zoning Commission met on Thursday, July 18, 2019 at 6:00 PM in special  
2 session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take  
3 action on the agenda items listed below:  
4

5 THOSE PRESENT WERE:

6		
7	GARY RENOLA	CHAIRMAN
8	MIKE GIANGROSSO	VICE - CHAIR
9	SCOTT REYNOLDS	MEMBER
10	ROSEBUD CARADEC	MEMBER
11	TRACIE SOICH	MEMBER
12	GREG AGUILAR (exc. absence)	MEMBER
13	DARRELL PICHA	MEMBER
14	SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
15		
16	PAT PATEL	ADMINISTRATIVE ASSISTANT
17		

18 Chairman Gary Renola called the meeting to order at 6:00 p.m. and stated there was a quorum  
19 present.  
20

21 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

22  
23 There were none.  
24

25 **2.0 SPECIFIC PUBLIC HEARINGS**

26  
27 **2.1 Request for approval for the Old Seabrook Village, Section A, Final Plat.**

28  
29 Chairman Gary Renola opened the public hearings at 6:01p.m.  
30

31 There were no public comments on this item.  
32

33 Community Development Director, Sean Landis explained to the board that the applicant is  
34 requesting the approval of a Final Plat to subdivide the property into 12 Lots, 2 Block and 6  
35 Reserves. The owner (OSV Development LLC) wishes to construct single-family dwellings on  
36 these parcels. The property described above is located within the Old Seabrook Village PUD  
37 (Planned Unit Development). The P&Z Commission previously reviewed and approved the  
38 preliminary plat for this Section A back in February of 2018. Staff reviewed the Final Plat and  
39 finds it to be compliant with the City's Subdivision and Zoning Ordinances and Staff  
40 recommends that the Commission approve the final plat.  
41

42 **2.2 Request for approval for the Old Seabrook Village, Section B, Preliminary Plat.**

43  
44 There were no public comments on this item.  
45

46 Community Development Director, Sean Landis explained to the board that the applicant is  
47 requesting to subdivide the property into 39 Lots, 2 Blocks and 6 Reserves. The owner (OSV  
48 Development LLC) wishes to construct single-family dwellings on these parcels. The property

49 described above is located within the Old Seabrook Village PUD (Planned Unit Development).  
50 Staff has reviewed the Preliminary Plat, and finds it to be compliant with the City's Subdivision  
51 and Zoning Ordinances. Staff recommends that the Commission approve the preliminary plat.  
52

53 **2.3 Request for approval for the Baywood Place, Preliminary Plat.**  
54

55 Public comments were made by Brian Ward and Debra Harper, who both reside on Baywood  
56 Drive. Both residents had concerns of drainage, flooding issues, no sidewalks, traffic issues,  
57 and a concern for the usage of Baywood parks.  
58

59 Community Development Director, Sean Landis explained to the board that there is an  
60 extension required of a public sewer line, so that is why the applicant is going thru a  
61 preliminary plat instead of a final plat. Once the sewer line is extended, the applicant will bring  
62 back the final plat to the board. The applicant is requesting to subdivide the property into 9 Lots  
63 and 1 Block. The owner (Tim Leppard) wishes to construct single-family dwellings on these  
64 parcels. Staff has reviewed the Preliminary Plat, and finds it to be compliant with the City's  
65 Subdivision and Zoning Ordinances. Staff recommends that the Commission approve the  
66 preliminary plat.  
67

68 Chairman Renola closed the public hearings at 6:20p.m.  
69

70 **3.0 NEW BUSINESS**  
71

72 **3.1 Consider and take all appropriate action on the request for approval for the Old**  
73 **Seabrook Village, Section A, Final Plat.**  
74

75 Motion made by Tracie Soich and seconded by Mike Giangrosso.  
76

77 To approve the Old Seabrook Village, Section A, Final Plat.  
78

79 MOTION CARRIED BY UNANIMOUS CONSENT  
80

81 **3.2 Consider and take all appropriate action on the request for approval for the Old**  
82 **Seabrook Village, Section B, Preliminary Plat.**  
83

84 Motion made by Scott Reynolds and seconded by Darrell Picha.  
85

86 To approve the Old Seabrook Village, Section B, Preliminary Plat.  
87

88 MOTION CARRIED BY UNANIMOUS CONSENT  
89

90 **3.3 Consider and take all appropriate action on the request for approval for the Baywood**  
91 **Place, Preliminary Plat.**  
92

93 Community Development Director, Sean Landis explained to the board that as long as a plat  
94 complies with the subdivision ordinance, the statute mandates approval of the plat.  
95

96 As long as the developer complies with subdivision ordinances, the P&Z Board is mandated to  
97 approve the plat. Staff has reviewed the plat and finds it to be compliant. Once the preliminary  
98 plat has been approved, then the developer, before they can start any construction, will submit  
99 all the engineered drawings which will also include the drainage. The next step will be for City  
100 Staff to go thru the engineering to make sure it's compliant with all the other codes and  
101 ordinances and the final process is to bring the final plat back to the P&Z Board for review and  
102 approval.

103  
104 Motion made by Tracie Soich and seconded by Mike Giangrosso.

105  
106 To approve the Baywood Place, Preliminary Plat.

107  
108 MOTION CARRIED BY UNANIMOUS CONSENT

109  
110 **3.4 Consider and take all appropriate action on the creation of new zoning regulations for the**  
111 **C-2 and WAD zoning districts.**

112  
113 Community Development Director, Sean Landis gave an update to the Board on the 86<sup>th</sup>  
114 Legislative Session, which impacted the City's authority and powers on certain things. He  
115 explained that at the state level, they preempted some of the Cities authorities to regulate  
116 construction building materials and aesthetics. This also affects the C-2 and WAD zoning  
117 districts since the City no longer has authority to create architectural standards within those  
118 districts.

119  
120 No motion was needed.

121  
122 **3.5 Consider and take all appropriate action on a request for a Master Sign Plan for the**  
123 **property located at 2800 Bayport Blvd. (McDonald's).**

124  
125 Presentation made by McDonald's representatives (Nathan Billiot with Pape Dawson  
126 Engineers, Robert Flores, franchisee of the Seabrook location, Regina Killebrew with  
127 Corporate, construction manager for this location).

128  
129 McDonald's request was to re-use and re-purpose their previous 80ft tall golden arch pole sign  
130 at their new location at 2800 Bayport Blvd. Once the new State Highway 146 is built, there will  
131 be an overpass going thru that location, which would limit visibility of the McDonald's  
132 building. McDonald's has currently built a compliant sign at their new location, and thru this  
133 process is requesting to extend the height of that allowance.

134  
135 Per the new City sign ordinance, there are no allowances if you are adjacent to an overpass. Due  
136 to the State Highway 146 aesthetics element, Council & the P&Z Board previously agreed that  
137 the signage should not be something up above all the aesthetic improvements to the new  
138 highway.

139  
140 Motion to approve McDonald's sign request was made by Scott Reynolds and seconded by  
141 Darrell Picha.

142

143 The Board discussed the request, current sign ordinance, and came to an agreement that if  
144 signage becomes problematic in the future, then they would consider looking into the economic  
145 impact once the SH146 overpass is built. The Board took a vote on the signage request and all  
146 opposed.

147  
148 MOTION WAS DENIED BY UNANIMOUS CONSENT

149  
150 **4.0 ROUTINE BUSINESS**

151  
152 **4.1 Approve the minutes from the June 6, 2019 Special P&Z Meeting.**

153  
154 Motion made by Darrell Picha and seconded by Tracie Soich.

155  
156 To approve the minutes from the June 6, 2019 Special P&Z Meeting.

157  
158 MOTION CARRIED BY UNANIMOUS CONSENT

159  
160 **4.2 Update on the expansion of Hwy. 146.**

161  
162 Sean Landis gave a brief report.

163  
164 **4.3 Report from the Director of Planning and Community Development on the status of a list  
165 of actions taken by Planning & Zoning and sent to City Council for its action or review.**

166  
167 Sean Landis gave a brief report.

168  
169 **4.4 Establish future agenda items and meeting dates.**

- 170
  - Next regular P&Z meeting will be Thursday, August 15, 2019
  - Modifications to SH146 ordinance
  - Amendments to the land use matrix

171  
172  
173  
174 Motion was made by Mike Giangrosso and seconded by Scott Reynolds.

175  
176 *To adjourn the July 18, 2019 Planning & Zoning meeting.*

177  
178 Having no further business, the meeting adjourned at 7:14p.m.

179  
180 APPROVED THIS 15th DAY OF AUGUST, 2019.

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183  
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185  
  
\_\_\_\_\_  
Gary T. Renola, Chairman

  
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Pat Patel, Administrative Assistant